

PUBLIC NOTICE

U.S. Army Corps
of Engineers

New York District, CENAN-OP-RU

Upstate Regulatory Field Office

1 Buffington Street, Bldg. 10, 3rd Fl. North

Watervliet, New York 12189-4000

In replying refer to:

Public Notice Number: NAN-2021-00412-UCO

Issue Date:

Expiration Date:

To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403). The purpose of this notice is to solicit comments and recommendations from the public; Federal, state, and local agencies and officials; Indian tribes; and other interested parties so that we may consider and evaluate the impacts for the work described below and determine whether to issue, modify, condition, or deny a Department of the Army permit.

APPLICANT: Bridgeview Harbour LLC, d/b/a Bridgeview Harbour Marina
54 Harbour Lane
Port Henry, New York 12974

ACTIVITY: The maintenance of structures as previously placed, and the accomplishment of new work, including placement of new moorings, in navigable waters of the United States to expand an existing marina with associated docking facilities and services.

WATERWAY: Lake Champlain (Richelieu River watershed)

LOCATION: Town of Moriah, Essex County, New York

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments

are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO THE ATTENTION OF John Connell AT THE ABOVE ADDRESS, OR SENT VIA ELECTRONIC MAIL TO john.r.connell@usace.army.mil, TO REACH THIS OFFICE BY THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. Comments provided will become part of the public record for this permit application. All written comments, including contact information, will be made a part of the administrative record, available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof, may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

According to the list of Federally-listed species on the Information for Planning and Consultation website for the New York Field Office of the U.S. Fish and Wildlife Service, the Indiana bat (*Myotis sodalis*), a Federally endangered species, and Northern Long-eared bat (*Myotis septentrionalis*), a species listed as threatened, are expected to occur in the vicinity of the project site. However, because this undertaking will not involve any tree clearing our preliminary determination is that the activity for which authorization is sought herein will not affect Federally endangered or threatened species or their critical habitat. Pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), if new information warrants, the District Engineer will consult with the appropriate Federal agency to determine the presence of and any potential impacts to listed species or their critical habitat in the project area.

Based upon a review of the GIS resources map on the N.Y.S. Office of Parks, Recreation and Historic Preservation (SHPO) website, the preliminary determination is that the following site, D&H Railroad Depot (USN no. 03146.000020) is located within 500 feet of the permit area. Any necessary consultation with SHPO regarding this site is being conducted and will be concluded prior to the final decision.

The applicant has obtained or requested the following governmental authorization for the activity under consideration:

- New York State Department of Environmental Conservation - Navigation Law Article 3, Section 35-a Floating Objects other than Aids to Navigation

In order for us to better serve you, please complete our Customer Service Survey located at:

<http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx>

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact John Connell of this office at (518) 266-6357.

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>

Christine Delorier

For and on Behalf of
Stephan A. Ryba
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

The applicant, Bridgeview Harbour LLC, d/b/a Bridgeview Harbour Marina, has requested Department of the Army permit for work, including the maintenance of structures, as previously completed, and the placement of additional structures, in Lake Champlain, at 54 Harbour Lane in the Town of Moriah, Essex County, New York.

According to submitted information, the existing marina facility, formerly known as Van Slooten Harbour Marina, began operations at the site in 1989. On September 18, 1990, the previous landowner, Dr. Ronald Van Slooten, received Department of the Army permit no. 15869 which authorized, as previously completed, the discharge of fill material to construct a boat ramp, the installation of a boat lift, placement of floating dock assemblies extending out from an existing bulkhead, and a floating tire breakwater. The stated purpose was to establish and maintain an existing marina facility with a total permanent mooring capacity of 122 vessels, including of 108 docking slips and 14 moorings, and various boat services including fueling and pump-out facilities. The applicant has indicated that when they purchased the facility in January of 2021 the marina was being operated with 42 docking slips and approximately 60 moorings for a total non-transient mooring capacity of 102 vessels. Additionally, the facility included 378 feet of linear tie space for up to 17 additional transient vessels. The proposed project would maintain the existing marina configuration including all work performed by the prior landowner.

The proposed marina would consist of an 8 feet wide by 369.75 feet long floating main pier and a 78.84 feet long service pier, both oriented parallel to the existing retaining wall, and attached to each other and the wall via a 6 feet by 12 feet cantilever dock. The main pier would also include thirteen (13) finger docks of various sizes and tapering widths. Three (3) of the main finger docks would be 30 feet long with a width tapering from 4'10" at its base to 2' at its end. Five (5) of the main finger docks would be 23 feet long with a width tapering from 4'1.75" at its base to 2' at its end. The other five (5) main finger docks would be 20 feet long with a width tapering from 3'10.25" at its base to 2' at its end. The total area of this main pier assembly would be 3,911.5 square feet. The service pier would be utilized for fuel and pump-out services, as well as transient docking. The marina would also include a second floating pier, which would be 10 feet wide by 305 feet long and also operate as a floating breakwater. The breakwater pier would also include eight (8) finger docks, all of which would be 24 feet long by 6 feet wide. The breakwater pier assembly would also include a 6 feet wide by 30 feet long access ramp attached to the shoreline, and have an area totaling 4,332 square feet.

The applicant also proposes to maintain a mooring field consisting of 60 moorings. The maximum proposed non-transient mooring capacity would total 102 vessels, including 42 non-transient docking slips, 26 of which with electrical and water service, and 60 moorings, all on a seasonal basis. The facility would also continue to maintain 378 feet of linear tie space, including along 300 feet of the breakwater pier and 78 linear feet of the service pier, for up to 17 transient-only vessels. In addition, the applicant proposes to establish and maintain a reconfiguration perimeter to authorize the future maintenance and reconfiguration of mooring buoys within the limits as shown. The expanded marina would also continue to include access to a boat lift and associated ramp, fueling, pump-out, and freshwater filling services, as well as additional on-shore marina services such as winter storage, boat maintenance and repair services, and a retail store and restaurant.



UNITED STATES

LAKE CHAMPLAIN - NEW YORK - VERMONT

BARBER POINT TO WHITEHALL

Polyconic Projection

Scale 1:40,000

North American Datum of 1983
(World Geodetic System 1984)

SOUNDINGS IN FEET

NOTES

COMPARATIVE ELEVATIONS ON LAKE CHAMPLAIN

Referred to National Geodetic Vertical Datum of 1929.

Mean stage 1900-1989, both inclusive.....95.8 ft.
 PLANE OF REFERENCE OF THIS CHART (Low Water Datum).....93.0 ft.

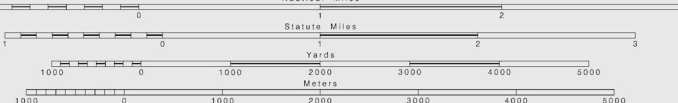
AIDS TO NAVIGATION. Consult U.S. Coast Guard Light List for supplemental information concerning aids to navigation.

SYMBOLS AND ABBREVIATIONS. For complete list of symbols and abbreviations see Chart No. 1

BRIDGE AND OVERHEAD CABLE CLEARANCES. When the water surface is above Low Water Datum, bridge and overhead clearances are reduced correspondingly. For clearances see U.S. Coast Pilot 6.

AUTHORITIES. Hydrography and Topography by the National Ocean Service, Coast Survey, with additional data from the Corps of Engineers, Geological Survey, U.S. Coast Guard, and Canadian authorities.

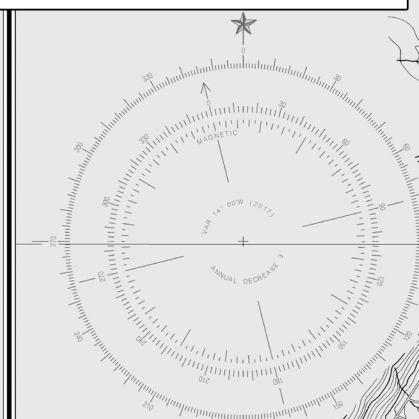
SUPPLEMENTAL INFORMATION. Consult U.S. Coast Pilot 6 for important supplemental information.

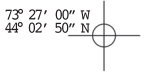
Additional information can be obtained at nauticalcharts.noaa.gov.SCALE 1:40,000
Nautical Miles

Title:
Bridgeview Harbour Marina Location Map

Prepared By:
Gabriel Jaquish, Bridgeview Harbour Marina

Prepared On:
29 April 2021

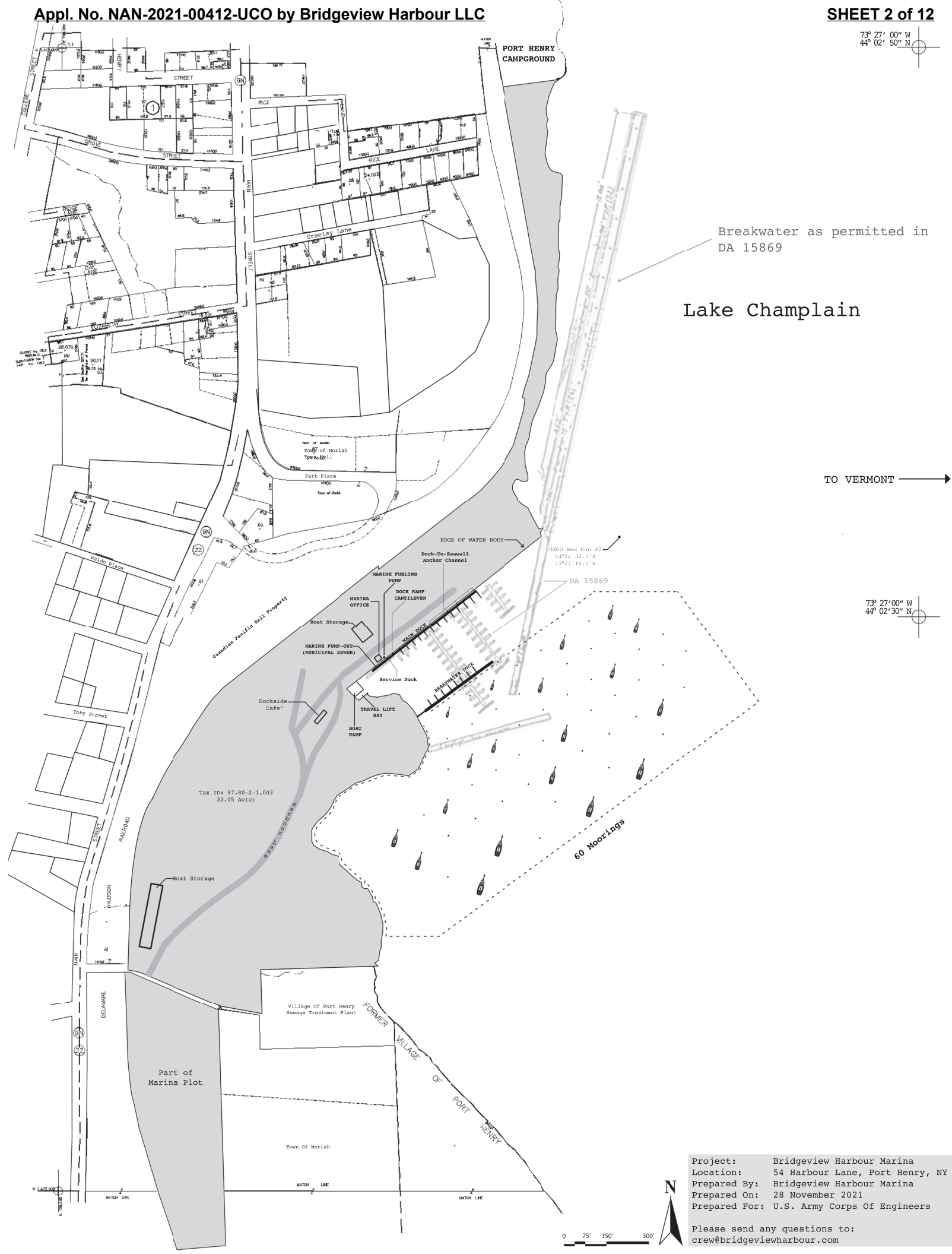




Breakwater as permitted in
DA 15869

Lake Champlain

TO VERMONT →

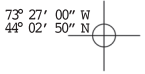


Project: Bridgeview Harbour Marina
Location: 54 Harbour Lane, Port Henry, NY
Prepared By: Bridgeview Harbour Marina
Prepared On: 28 November 2021
Prepared For: U.S. Army Corps Of Engineers

Please send any questions to:
crew@bridgeviewharbour.com

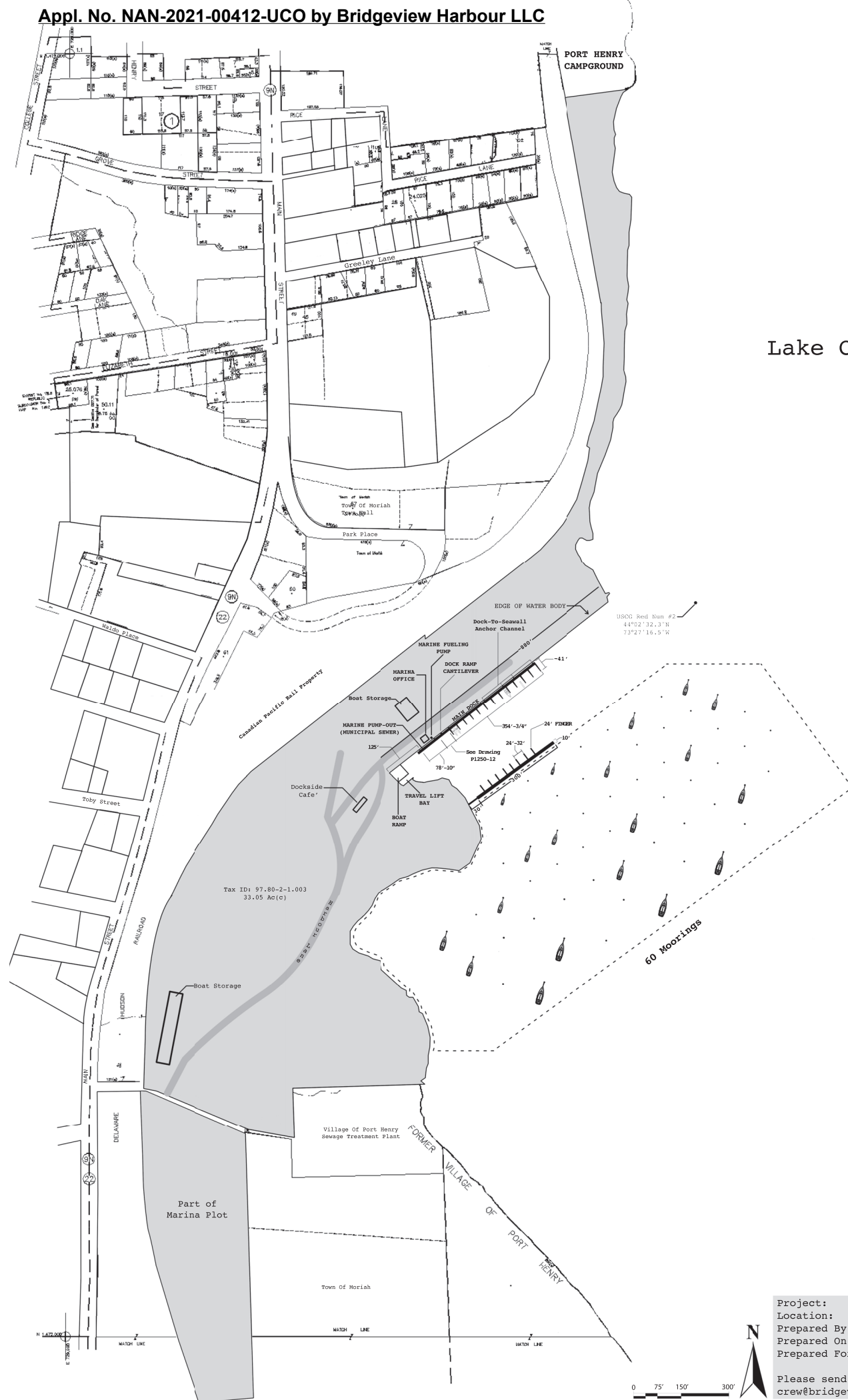
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Lake Champlain

TO VERMONT →

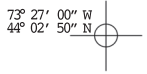


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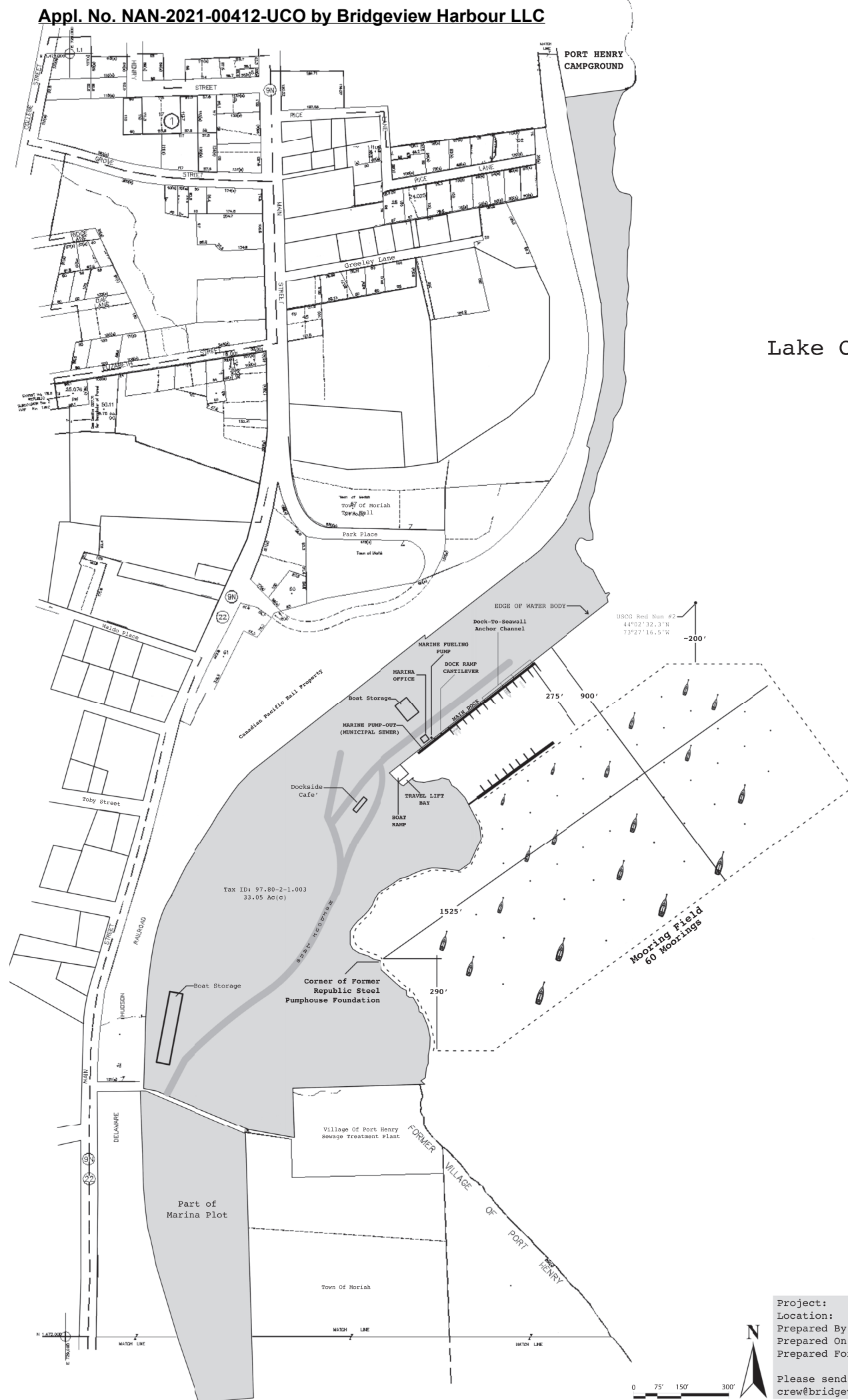
0 75' 150' 300'





Lake Champlain

TO VERMONT →

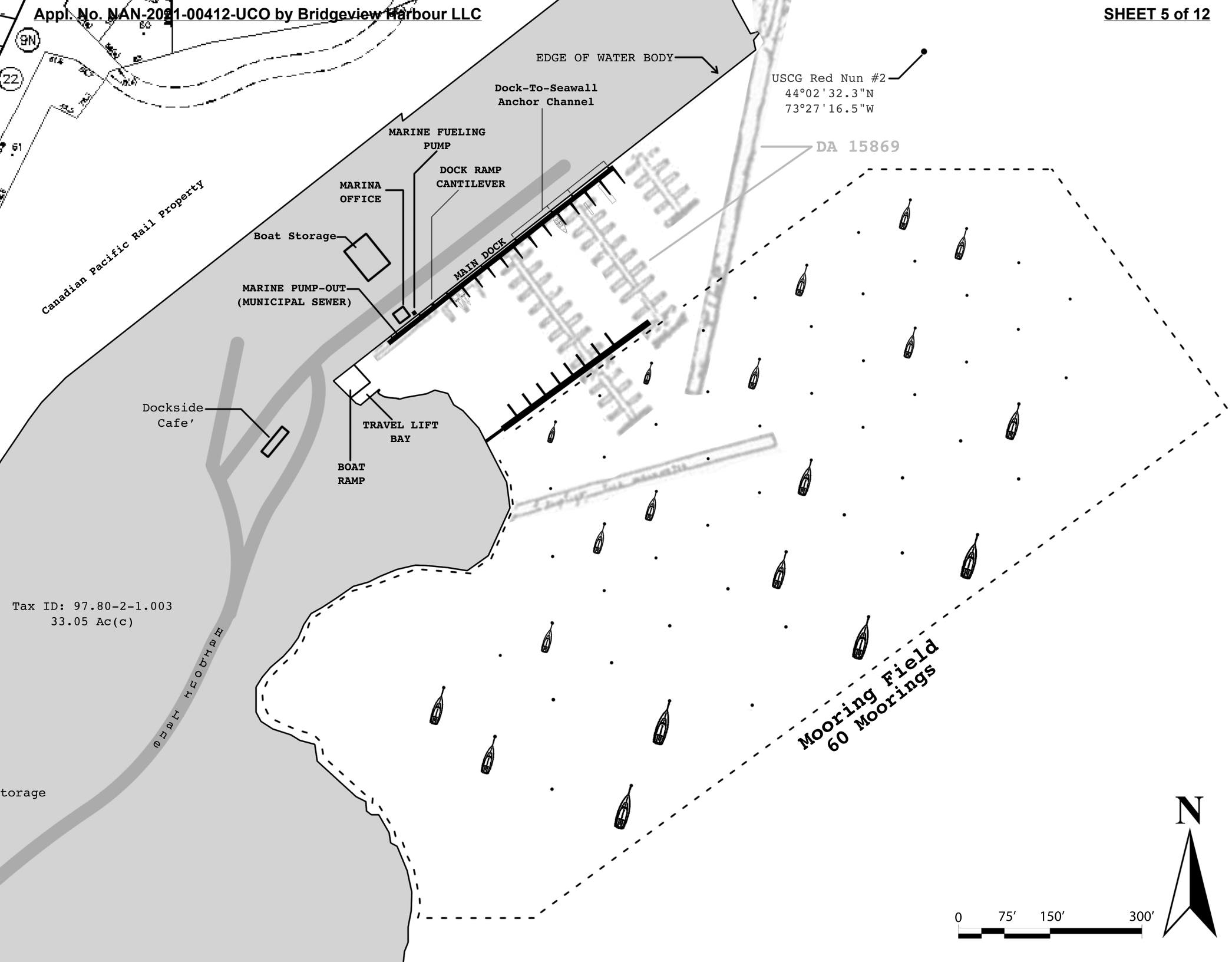


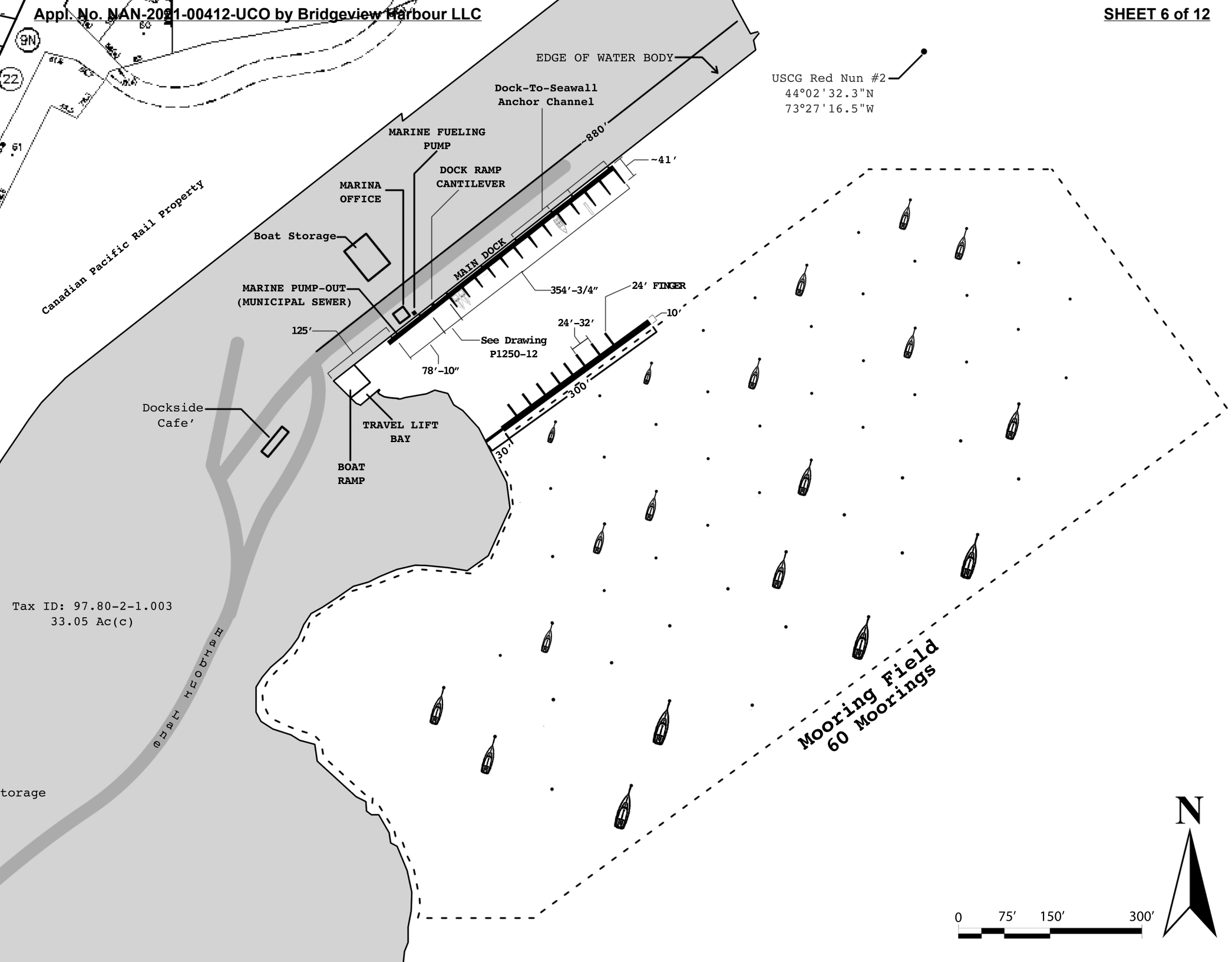
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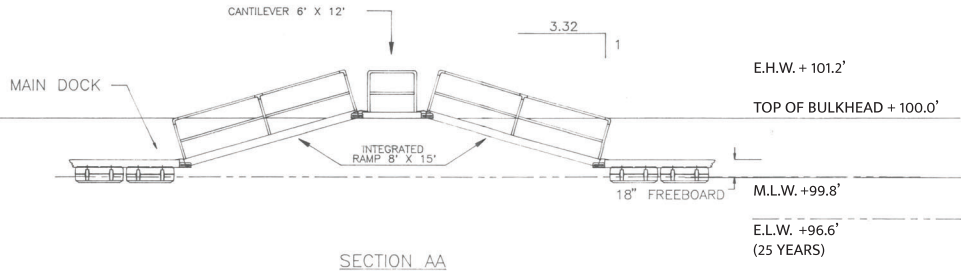






Tax ID: 97.80-2-1.003
33.05 Ac(c)

Mooring Field
60 Moorings



Linear Tie To Service Dock (Transient)

BERTHING SCHEDULE			
BOAT SIZE	FINGER LENGTH	QUANTITY	BERTHING FOOTAGE
40'	—	2	80'
40'	30'	6	240'
35'	23'	8	280'
30'	20'	10	540'
TOTAL		26	1140'

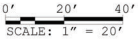
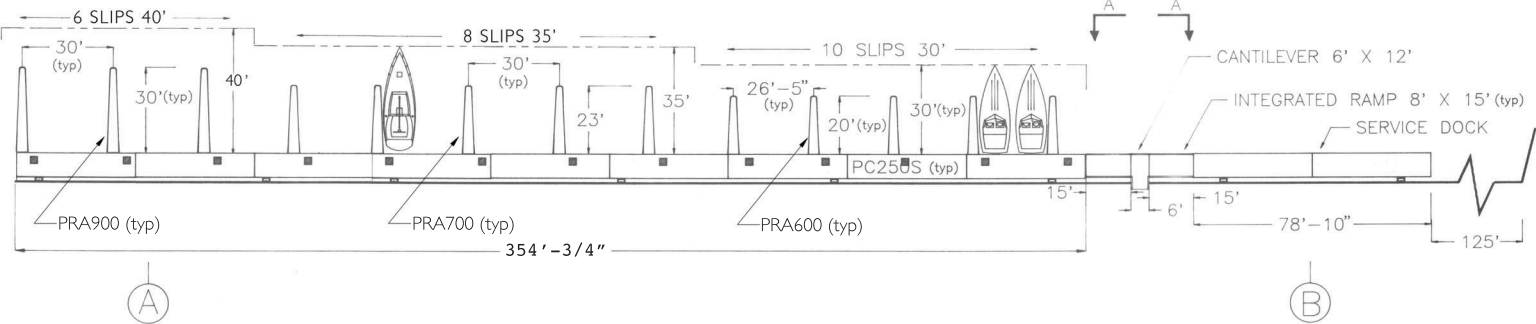
NOTES:

FREEBOARD: 18"

BUDYANCY: MAIN DOCKS, 30 PSF
FINGER DOCKS, 25 PSF
SERVICE DOCK, 50 PSF

LEGEND:

PEDESTAL DESCRIPTION
■ 2 X 30 AMP.



Liste du matériel
Material list

No. no.	Description	Quantité
SECTION A		
PC250S	8' X 39' - 5"	11
PRA900	30' LENGTH	3
PRA700	23' LENGTH	4
PRA600	20' LENGTH	5
CANTI-LEVER	6' X 12'	1
INTEGR. RAMP	8' X 15'	2
H-BEAM GUIDE		6
H-BEAM		6
SECTION B		
PC250 1/2 S	8' X 39' - 5" (78'-10")	2
H-BEAM GUIDE		2
H-BEAM		2

Technomarine
598, rue Leclerc
Repentigny, (Québec)
Canada J6A 6W6
Téléphone: (514) 585-6114
FAX: (514) 585-6840

1989-04-18	Cut Slips	M.R.
1989-04-13	Cut A-MC.B	M.R.

Date	Revision	par
		by

A

B

C

A No. du Detail
Detail no.
B Sur dessin no.
Location drawing no.
C Dessin no.
Drawing no.

Project

Project

Bridgeview
Harbour Marina

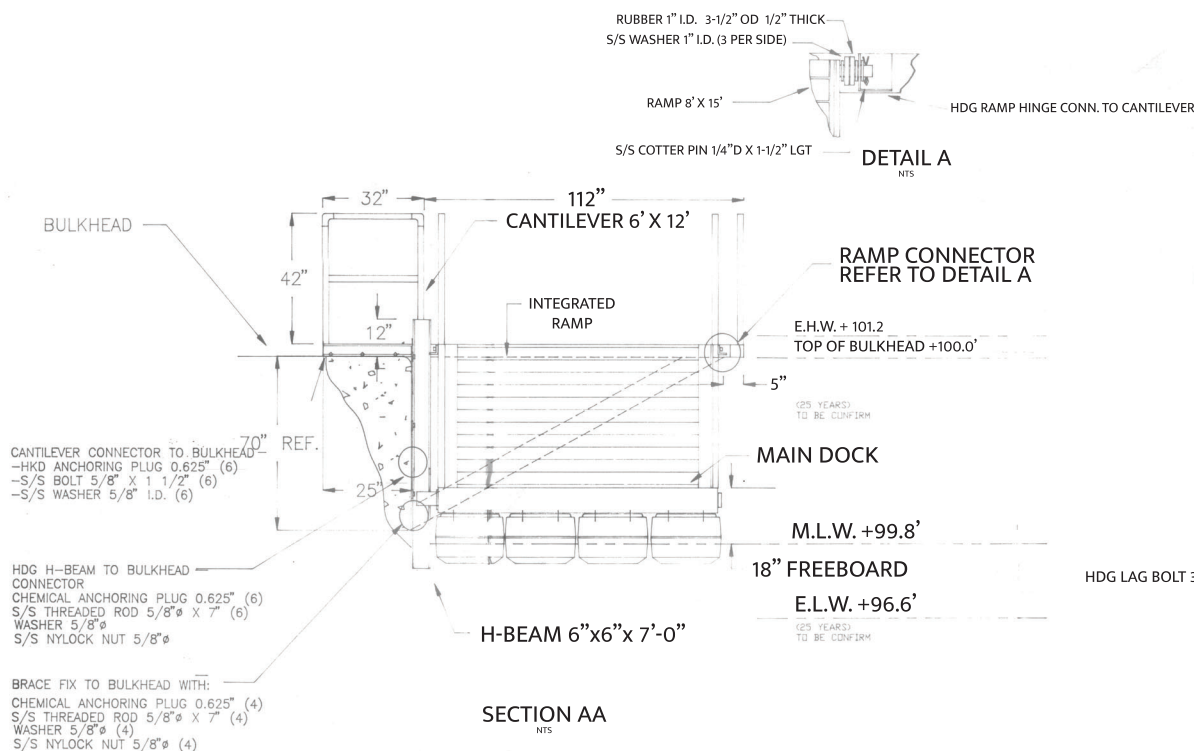
Dessin

Drawing

GENERAL LAYOUT

Conçu par	M. RENAUD	Designed by
Dessiné par	J. P. SANSREGRET	Drawn by
Echelle	1" = 20'	Scale
Date	1989-03-23	Date
No. du projet	1250	Project no.
No. de dessin	P1250-12	Drawing no.

TECHNOMARINE

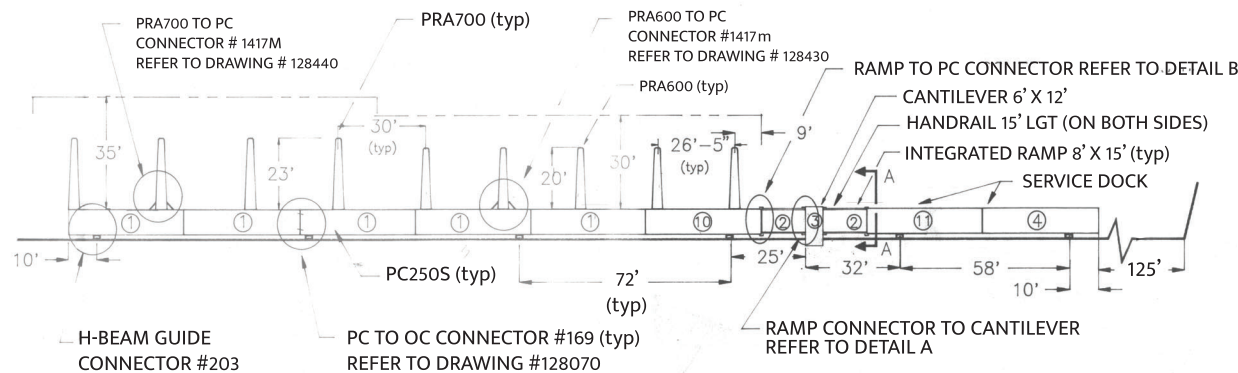
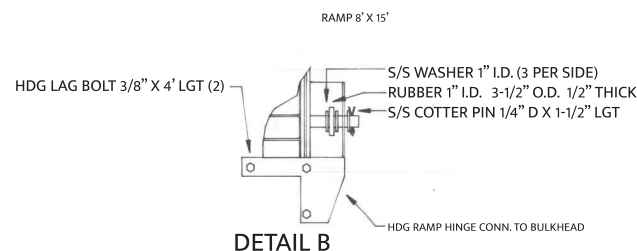


DOCK INSTALLATION PC250

NO.	SECTION	PC TYPE (WIDTH)	LENGTH OF PC (MAX)	QUANTITY	CHARACTERISTICS
1	A	PC250S	8' X 39'-5"	5	SMALL SERVICE
10	A	PC250S	8' X 39'-5"	1	SMALL SERVICE BUOYANCY ADDED
11	B	PC250S	8' X 39'-5"	1	SPECIAL LARGE SERVICE BUOYANCY ADDED
4	B	PC250S	8' X 39'-5"	1	SPECIAL LARGE SERVICE
2	AB	RAMP	8' X 15'	1	INTEGRATED W/O SERVICE TROUGH
3	A	CANTILEVER	6' X 12'	1	

NOTES:

- 1- FREEBOARD: 18"
- 2- BUOYANCY: 30 PSF MAIN DOCKS, 25 PSF FINGER DOCKS
- 3- SERVICE DOCK: 50 PSF
- 3- FOR CLEAT POSITION, REFER TO DRAWING NO.11263
- 4- FOR HARDWARE, REFER TO TECHNICAL HANDBOOK.



0' 20' 40'
SCALE: 1" = 20'

Liste du matériel
Material list

No. no.	Description	Quantité
PRA700	23' LENGTH	4
PRA600	20' LENGTH	5
#169	WALKWAY CONN. PC TO PC	12
	RAMP TO PC CONNECTOR	2
#188	ALL. MOORING - CLEAT	62
#1417M	PRA 600 & 700 CONN.	9
#121560	ALL. BOARD SMALL TROUGH	36
#121570M	ALL. BOARD 1/2" LARGE TROUGH	16
	RAMP TO CANTILEVER CONN.	2
	HANDRAIL 15' LENGTH	4
	RAMP PLATE TIE-IF RAMP	2
	RAMP PLATE BOTTOM OF RAMP	2
	H-BEAM GUIDE	6
	H-BEAM	6
	POLYFLDAT	224
#1533	LIFTING BRACKET	1

Technomarine
598, rue Leclerc
Repentigny, (Québec)
Canada J6A 6W6
Téléphone: (514) 585-6114
FAX (514) 585-6840

Date: _____ Révision: _____ par: _____

A No. du Détail
B Sur dessin no. Location drawing no.
C Dessin no. Drawing no.

Project
**BRIDGEVIEW
HARBOUR
MARINA**

Dessin
**ANCHORAGE
&
INSTALLATION
LAYOUT**

Conçu par _____ Designed by _____

Dessiné par J. P. SANSREGRET Drawn by _____

Echelle 1" = 20' Scale _____

Date 28-03-89 Date _____

No. du projet 1250 Project no. _____

No. de dessin P1250-41 Drawing no. _____

TECHNOMARINE

SPECIFICATIONS

ALUMINUM EXTRUSION,
PLATES AND GUSSETS:
6061-T6 alloy

WOODEN DECKING &
STRINGERS:
southern yellow pine cnc'd 30
pressure treated at 0.40 pcf
premium grade

HARDWARE & BOLTS:
structural steel astm a-36
hot dipped galvanized & oz.
coating after fabrication as per
astm a-123 or csa g 184

ALRA BOLTS
n-16 stainless steel A-304

DECKING SCREWS:
#8 x 2" flat head phillips
stainless steel screws

WELDING:
mig welding with 5356
filling alloy all around
according to CSA
V-47.2 procedure

Technomarine
598 rue Leclerc
Repentigny, (Quebec)
Canada J6A 6V6
Telephone: (514) 585-6114
Fax: (514) 585-6840

Project
Bridgeview
Harbour
Marina

Dessin
MAIN DOCK
PC 250
8' WIDE
(SMALL SERVICE TROUGH)

Conçu par: Designed by:

Dessiné par: J.-P. Sansregret Drawn by:

Echelle: N.T.S. Scale:

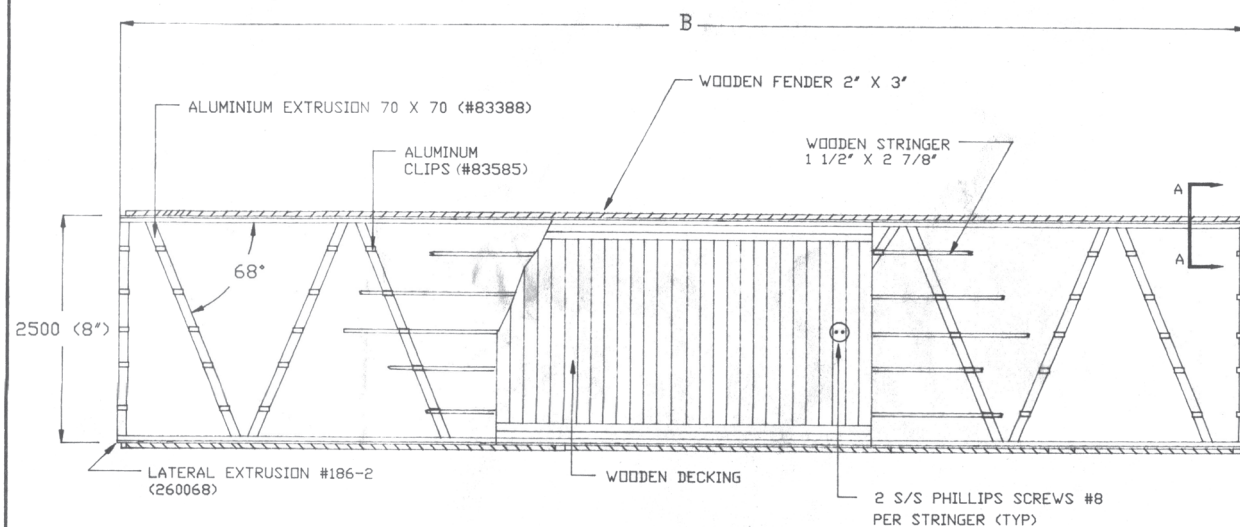
Date: 03-11-88 Date:

No. du projet: Project no.

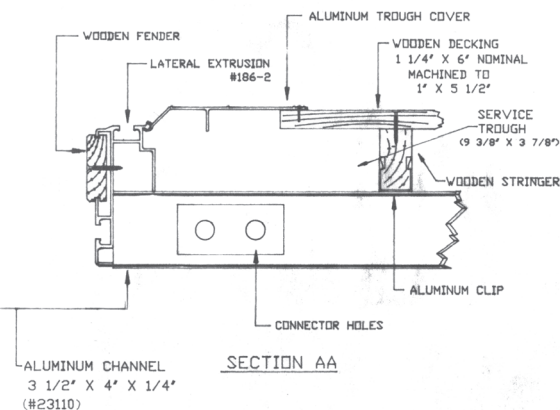
No. de dessin: 128070 Drawing no.

TECHNOMARINE

Scale as Indicated



CONSTRUCTION



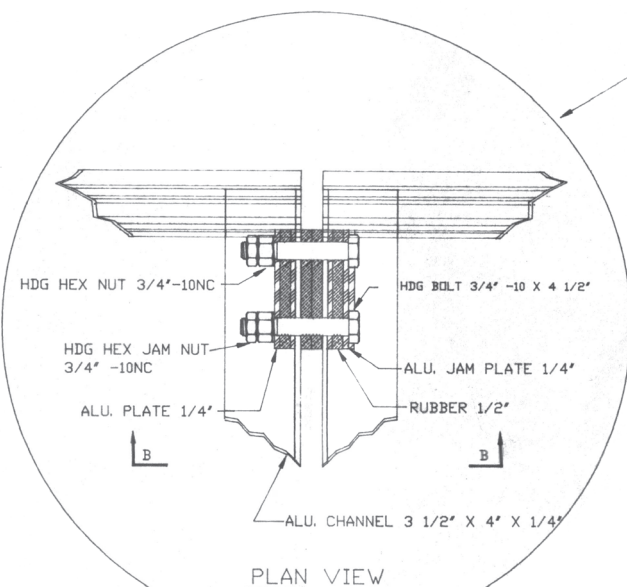
SECTION AA



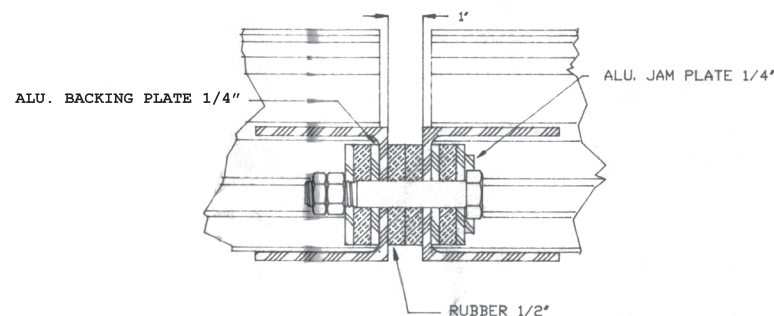
WALKWAY CONNECTION

STANDARD DOCK LENGTH "B"

NOMINAL LENGTH	5M	6M	7M	8M	9M	10M	11M	12M
FT	17'-3"	20'-5"	23'-7"	26'-9"	29'-11"	33'-1"	36'-3"	39'-5"
MM	5268	6231	7194	8158	9121	10085	11049	12012

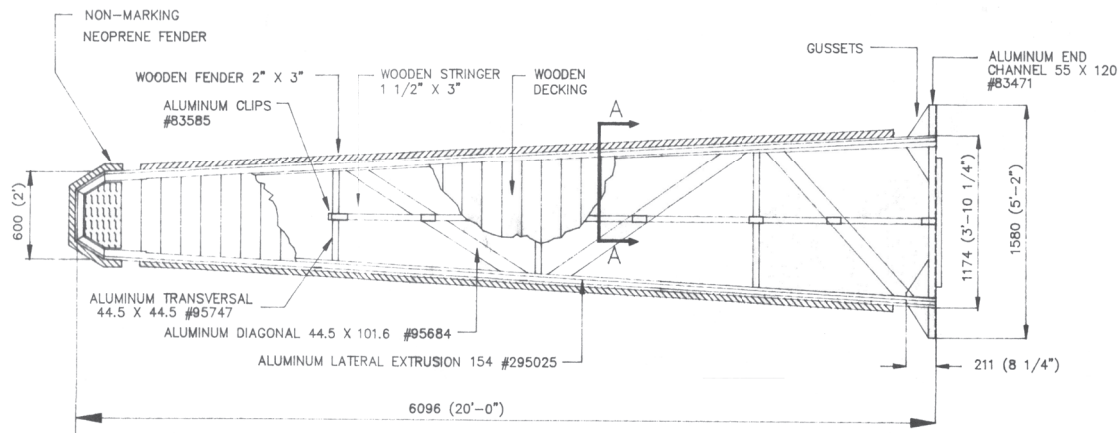


PLAN VIEW

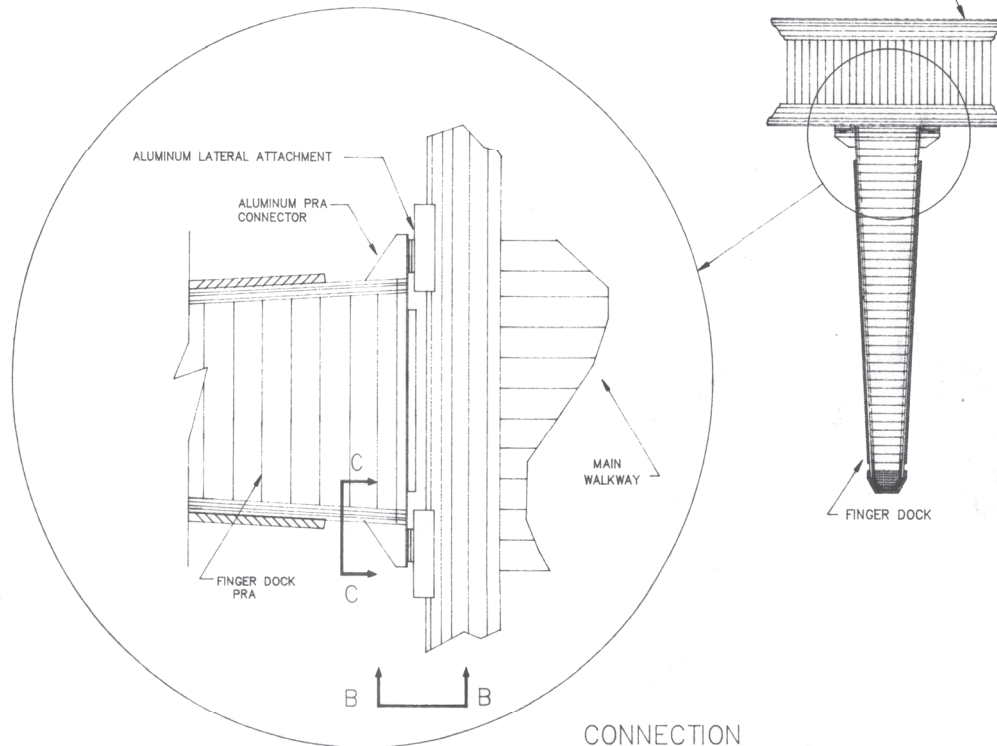


SECTION BB

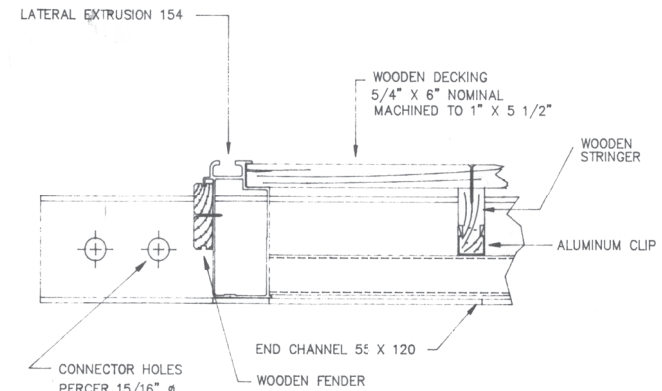
CONNECTION



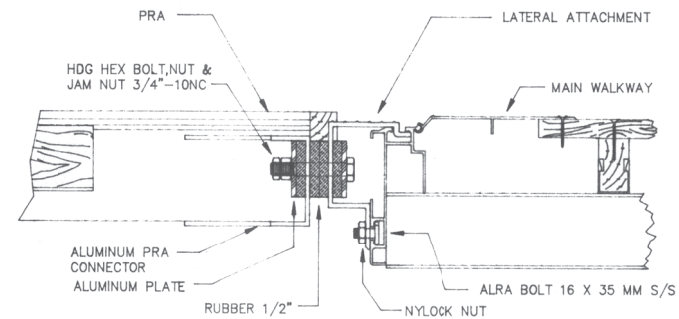
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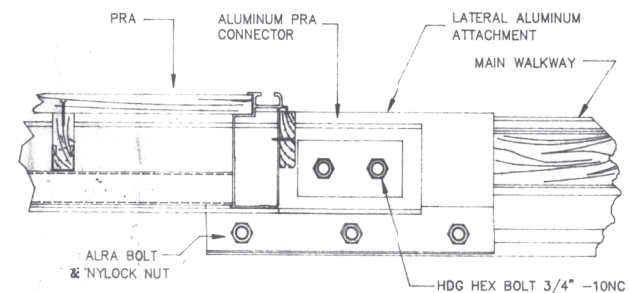
CONNECTION



SECTION A-A



SECTION B-B



SECTION C-C

SPECIFICATIONS

ALUMINUM EXTRUSION & PLATE:
6061-t6 alloy

WOODEN DECKING & STRINGERS:
southern yellow pine coco 50
pressure treated at 0.40pcf
premium grade

HARDWARE & BOLTS:
structural steel astm a-36
hot dipped galvanised 2 oz
coating after fabrication as
per astm a-123 or CSA g164

ALRA BOLTS:
m-16 stainless steel a-304

DECKING SCREW:
#8 x 2\"/>

WELDING:
mig welding with 5356
filling alloy all around according
to CSA w47.2 procedure

Technomarine Inc.
588 rue Leclerc
Repentigny, (Quebec)
Canada J6A 6W6
Telephone: (514) 585-6114
Fax: (514) 585-6840

Date	Revision	Par	By

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	B Sur dessin no. Location drawing no.
	C Dessin no. Drawing no.

Projkt	Project
TECHNICAL INFORMATION	

Dessn	Drawing
PRA 600 FINGER DOCK	

Conçu par	Designed by

Dessiné par	Drawn by
J.-P. SANSREGRET	

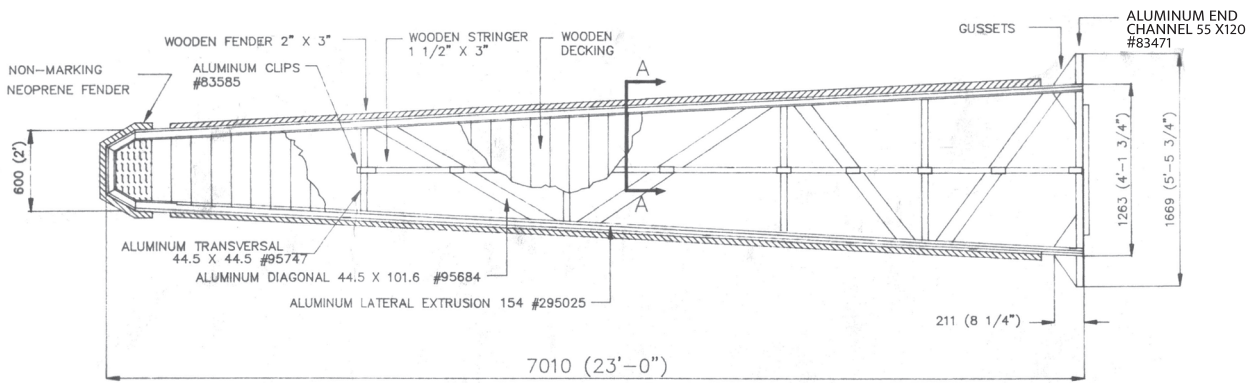
Echelle	N.T.S.	Scale

Date	NOVEMBER 1988	Date

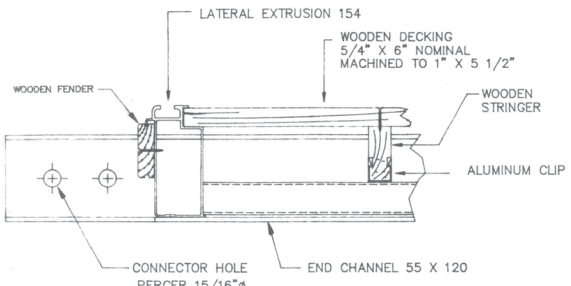
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No. de dessin	Drawing no.
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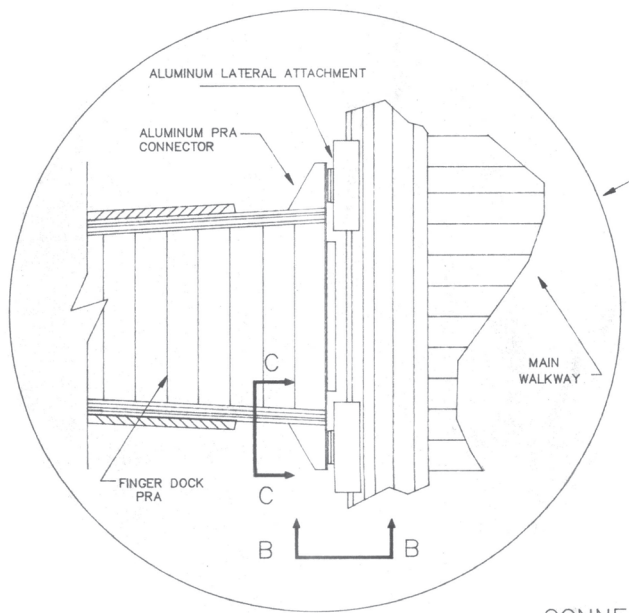
TECHNOMARINE



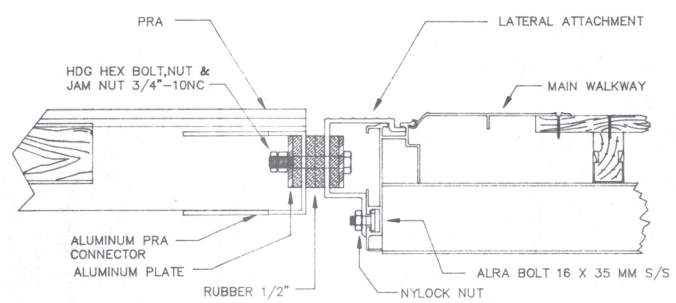
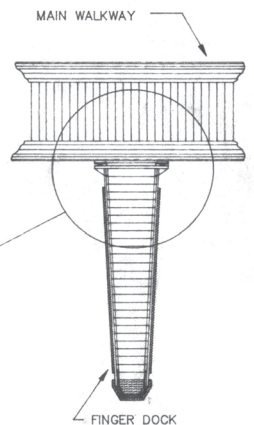
CONSTRUCTION



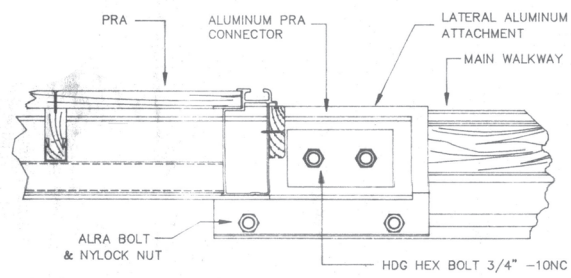
SECTION A-A



CONNECTION



SECTION B-B



SECTION C-C

SPECIFICATIONS

- ALUMINUM EXTRUSION & PLATE:
6061-t6 alloy
- WOODEN DECKING & STRINGERS:
southern yellow pine core 50
pressure treated at 0.40pcf
premium grade
- HARDWARE & BOLTS:
structural steel astm a-36
hot dipped galvanized 2 oz
coating after fabrication as
per astm a-123 or CSA g164
- ALRA BOLTS:
m-16 stainless steel a-304
- DECKING SCREW:
#8 x 2" flat head phillips
stainless steel screw
- WELDING:
mig welding with 5356
filling alloy all around according
to CSA w47.2 procedure

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Telephone: (514) 585-6114
Fax: (514) 585-6840

Date	Revision	Par
Date	Revision	By
A	No. du Detail	
B	Sur dessin no.	
C	Location drawing no.	
	Dessins no.	
	Drawing no.	

TECHNICAL INFORMATION

Project	Project
Design	Drawing
PRA 700 FINGER DOCK	
Constr per	Designed by
Dessiné par	Drawn by
Calculé	N.T.S.
Date	NOVEMBER 1988
No. du projet	Project no.
No. de dessin	Drawing no.
	128440

TECHNOMARINE

MARINA DESIGN
GUIDELINES

No. de dessin	Drawing no.
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FINGER LENGTH = BOAT LENGTH x 2/3
SLIP WIDTH = BOAT LENGTH x 2/3 - 6' 5"